

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 28 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 28 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 350.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

HS 3/28/2018
Deputy Aud. Date

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **SINGH AMERICA, LLC**,
an **Ohio Limited Liability Company**, Grantor, for valuable consideration paid, grants
with general warranty covenants to, **ROCKFORD SHOPPER STOP, LLC**, an **Ohio
Limited Liability Company**, Grantee, whose tax mailing address is 10925 Ruston Glen
Ct., Dayton, OH 45458, the following real property:

Situated in the Village of Rockford, County of Mercer and State of Ohio:

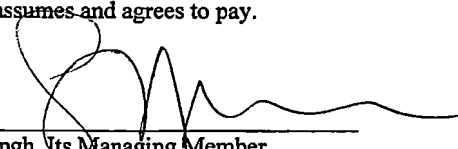
Being One Hundred Feet of uniform width off the entire east end of Lot
Number Sixteen (16) of the Village of Rockford, Ohio, as the same is
show upon the recorded plat thereof.

Prior Instrument Reference: Volume OR 38, Pages 11 of the Official Records of
Mercer County, Ohio.

Physical Location: 205 N. Main Street, Rockford, OH 45822
Parcel #: 08-002400.0000
Tax map #: 02-16-152-012

EXCEPTIONS TO THE WARRANTIES: Except as hereinbefore provided, except all
easements, zoning and restrictions of record, if any, and except real estate taxes for the
year 2017, and thereafter for which taxes any adjustment has been made between the
parties and which, therefore, the grantee herein assumes and agrees to pay.

Executed this 26th day of March, 2018


Satwant Singh, Its Managing Member

STATE OF OHIO)
) SS:
COUNTY OF ~~CLARK~~

MONTGOMERY

Be it remembered that on this 26th day of March, 2018 before me, a Notary in
and for said County and State, personally appeared the above-named **SINGH AMERICA,
LLC** by **SATWANT SINGH, ITS MANAGING MEMBER**, who acknowledged that he
did sign the foregoing instrument and that the same is his voluntary act and deed and the
voluntary act and deed of **SINGH AMERICA, LLC** an **Ohio limited liability company**.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed
my official seal this 26th day of March, 2018.


NOTARY PUBLIC

This instrument prepared by
Lagos & Lagos, James H. Lagos, Attorney At Law
5057 Troy Road, Springfield, Ohio 45502
937-323-5555 (phone) 937-323-6564 (Facsimile)



CHRISTOPHER J. MANTICA
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date, Section 147.03 O.R.C.